

Date: 30 April 2025
Application: 250980



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Environmental Health,

PN Class MA Commercial to Resi Consultation

Application Number: 250980

Applicant: Black Investment Limited

Site Address: 68-70 Peach Street, Wokingham, RG40 1XH

Parish: Wokingham Town

Grid Reference: Easting - 481423, Northing - 168691

Type of Development:

Proposal: Prior approval submission for proposed change of use of the commercial premises on the first floor to 2 no. dwellings.

Case Officer: Kieran Neumann

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 250980. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Chris Christofis Env Protection Officer		
Service	WBC Environmental Health	App No:	250980
Address:	68-70 Peach Street, Wokingham, RG40 1XH.		
Proposal:	Prior approval submission for proposed change of use of the commercial premises on the first floor to 2 no. dwellings.		
Type of Development:			
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
☐ No objection
☐ No objection subject to conditions (and reasons) **stated below**
☒ Request further information before determination as **stated below**
☐ Objection due to the reason(s) **stated below**

Comments On Proposal

On review I am concerned with any public health issue or nuisance that may affect users of the proposed site or nearby sites.

How the proposed dwelling will meet BS8233 standards for internal and external noise will need to be demonstrated.

The sewage handling will need to be robust and adequate for the proposed usage.

Where general waste and recycle is to be stored and presented for collection will need to be shown in the plans

Any external lighting should be adequate for needs but be installed in line with current guidance and not overbright to imping on existing properties.

I recommend a noise assessment to accompany the full plans, outline condition as it may be applied below.

Conditions & Reasons (if required)

Noise.

Prior to commencement of development, a noise assessment should be carried out by an appropriately qualified consultant/engineer, this should be submitted to the local authority for approval. This can inform the design to achieve best practice and will need to address noise impact in terms of.

- How the proposed properties will be affected by noise

- The identification of noise sensitive receptors that may be affected by the development.
- The impact of the nearby plant on the amenity of noise sensitive receptors.
- Any other noise sources
- Details of any mitigation measures required to meet BS8233 standards.

This report is to present clear recommendations, and/or any mitigation as may be necessary to minimize the effects of noise.

Reason: to protect the amenity of the area and to ensure that premises are protected from noise nuisance and disturbance, in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC06

Date:

Signed: